

MINUTES OF ADJOURNED REGULAR MEETINGS OF
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

January 14, 2003

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 6:15 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City
Attorney Kaheny, and City Clerk Bigelow

CONSENT CALENDAR

1. APPROVAL OF MINUTES of December 7, 2002, December 10, 2002, and December 17, 2002

Staff recommendation: Agency/Council approve the minutes.

2. COUNCIL RESOLUTION NO. 2003-018 AND AGENCY RESOLUTION NO. 1808, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROPRIATING \$115,000 IN THE MERGED PROJECT AREA FUND FROM AVAILABLE FUND BALANCE FOR REPAYMENT OF OUTSTANDING ADVANCES FROM THE BAYFRONT/TOWN CENTER 1 PROJECT AREA; AND APPROPRIATING \$115,000 IN BAYFRONT/TOWN CENTRE 1 PROJECT AREA FROM UNANTICIPATED ADVANCE REPAYMENTS AND \$115,000 FROM THE AVAILABLE FUND BALANCE IN THE PUBLIC FACILITIES DEVELOPMENT IMPACT FEE FUND INTO THE CAPITAL IMPROVEMENT PROJECT (PS 149) FOR ADDITIONAL RELOCATION COSTS FOR THE NEW DOWNTOWN POLICE FACILITY

Council has acted to appropriate a total of \$1,750,000 for the Police Headquarters site relocation costs. This appropriation was completely expended during 2002. Settlements have now been reached with all 13 businesses, either through relocation settlement offers or the provision of new business sites. Several final relocation settlements and payments are now pending, as are as attorney costs. In order to proceed with the remaining relocation payments, two additional appropriations for costs associated with the relocation have been deemed necessary. Eligible funds from the available fund balance in the Public Facilities Development Impact Fee Fund are proposed for appropriation into Capital Improvement Project (PS 149) for half of the remaining costs (\$115,000). The Redevelopment Agency is also requested to appropriate an additional \$115,000 from the 2000 Tax Allocation Bond issue, for a total additional relocation appropriation of \$230,000 (Community Development Director)

Staff recommendation: Agency/Council adopt the resolution.

CONSENT CALENDAR (Continued)

3. AGENCY RESOLUTION NO. 1809, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROPRIATING \$1,510,000 FROM THE AVAILABLE BALANCE IN THE LOW AND MODERATE INCOME HOUSING FUND FOR FINANCIAL ASSISTANCE TO MAIN PLAZA, L.P. FOR THE DEVELOPMENT AND OPERATION OF MAIN PLAZA

On August 14, 2001, the City Council and Redevelopment Agency held a joint meeting and approved loan agreements, the affordable housing agreements, and financial assistance in the amount of \$1,510,000 from the Low and Moderate Income Housing Fund to Main Plaza, L.P. The Main Plaza project is located on the northeast corner of Main Street and Broadway, within the Southwest Redevelopment Project Area and the Montgomery Specific Plan, and is a mixed-use project comprised of 106 affordable multi-family units and 15,000 square feet of retail commercial space. The term of affordability has been set at 55 years. During the close of the fiscal year 2001-2002 budget cycle, the previously approved \$1,510,000 was not rolled over into the current 2002-2003 fiscal year and was returned to the fund balance. In order to release the funds to Main Plaza, L.P., the \$1,510,000 needs to be appropriated from the available balance in the Low and Moderate Income Housing Fund into the current budget. (Community Development Director)

ACTION: Agency/Councilmember Rindone moved to approve staff recommendations and offered the Consent Calendar, headings read, texts waived. The motion carried 5-0.

ORAL COMMUNICATIONS

There were none.

OTHER BUSINESS

4. DIRECTOR'S REPORTS

City Manager Rowlands introduced and welcomed the City's new Community Development Director, Laurie Madigan.

5. CHAIR/MAYOR REPORTS

There were none.

6. AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

7. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION –
Pursuant to Government Code Section 54956.9(a)
Agency vs. Rados Bros. [Case No. GIC734557-1]

This item was not discussed, and no action was taken.

ADJOURNMENT

At 8:30 p.m., Chair/Mayor Padilla adjourned the meeting to a Regular Meeting of the Redevelopment Agency on January 21, 2003, immediately following the City Council meeting, which begins at 5:00 p.m.

Susan Bigelow, CMC, City Clerk